

OFFICE BUILDING FOR SALE & LEASE

1300 West Jefferson Street

Franklin, IN 46131

COOMBES REAL ESTATE



PROPERTY DESCRIPTION

1300 West Jefferson Street is a medical office property located along an established healthcare corridor in Franklin. The property features an existing medical buildout, flexible suite configurations, ample on-site parking and convenient access to major area thoroughfares.

PROPERTY HIGHLIGHTS

- 28,761 SF Medical Office Building
- 3.69-Acre Site
- 159 Surface Parking Spaces
- Exam Rooms, Imaging & Lab Space
- Multiple Entrances & Suite Configurations
- Adjacent to Johnson Memorial Health
- SR 44 / SR 144 Location
- Less Than 10 Minutes to I-65

OFFERING SUMMARY

Sale Price:	\$4,300,000
Lease Rate:	Inquire for Price
Available SF:	28,761 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	139	480	1,935
Total Population	354	1,303	5,455
Average HH Income	\$84,779	\$92,547	\$100,265

Robert Coombes

(765)-760-3189

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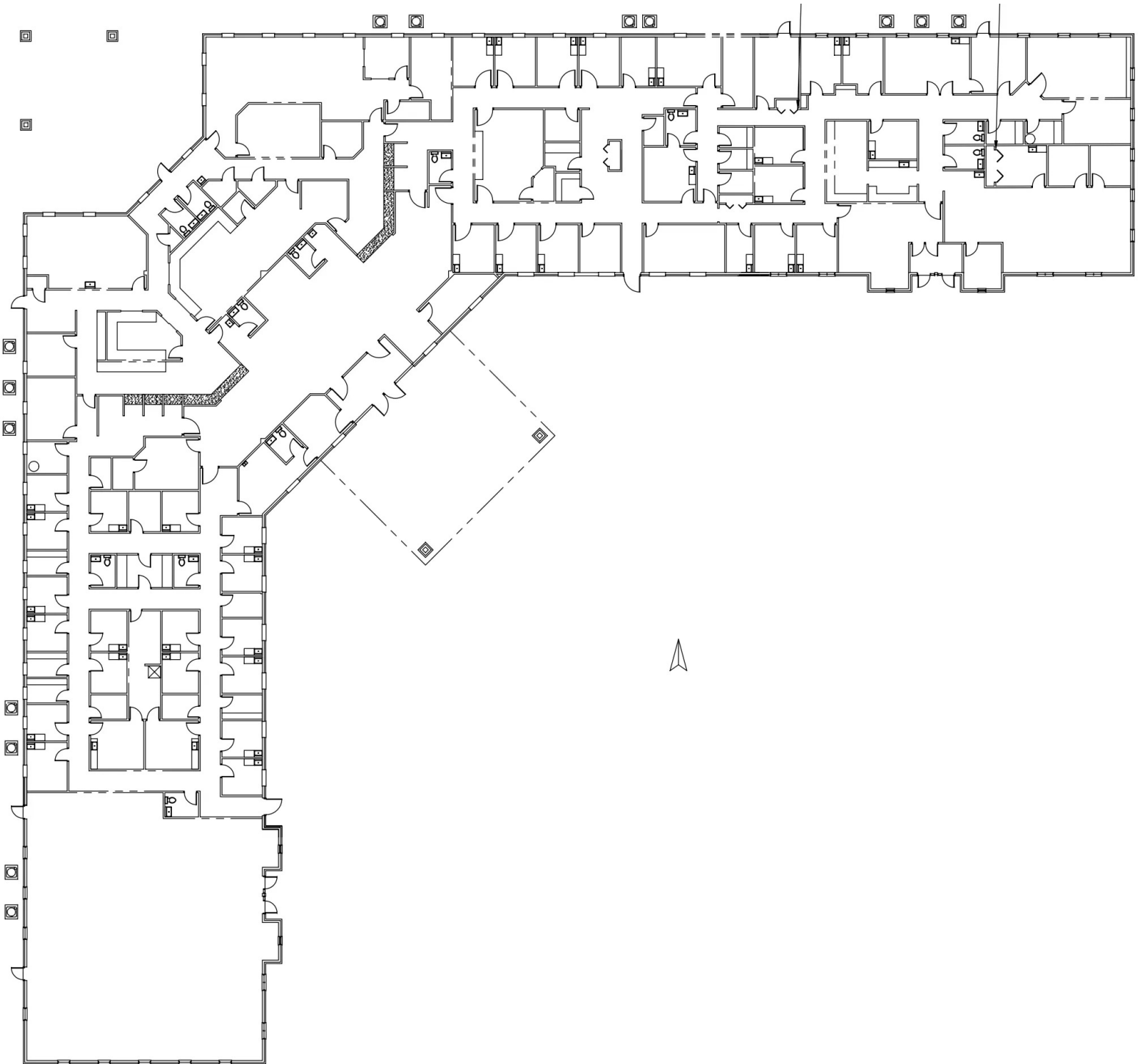
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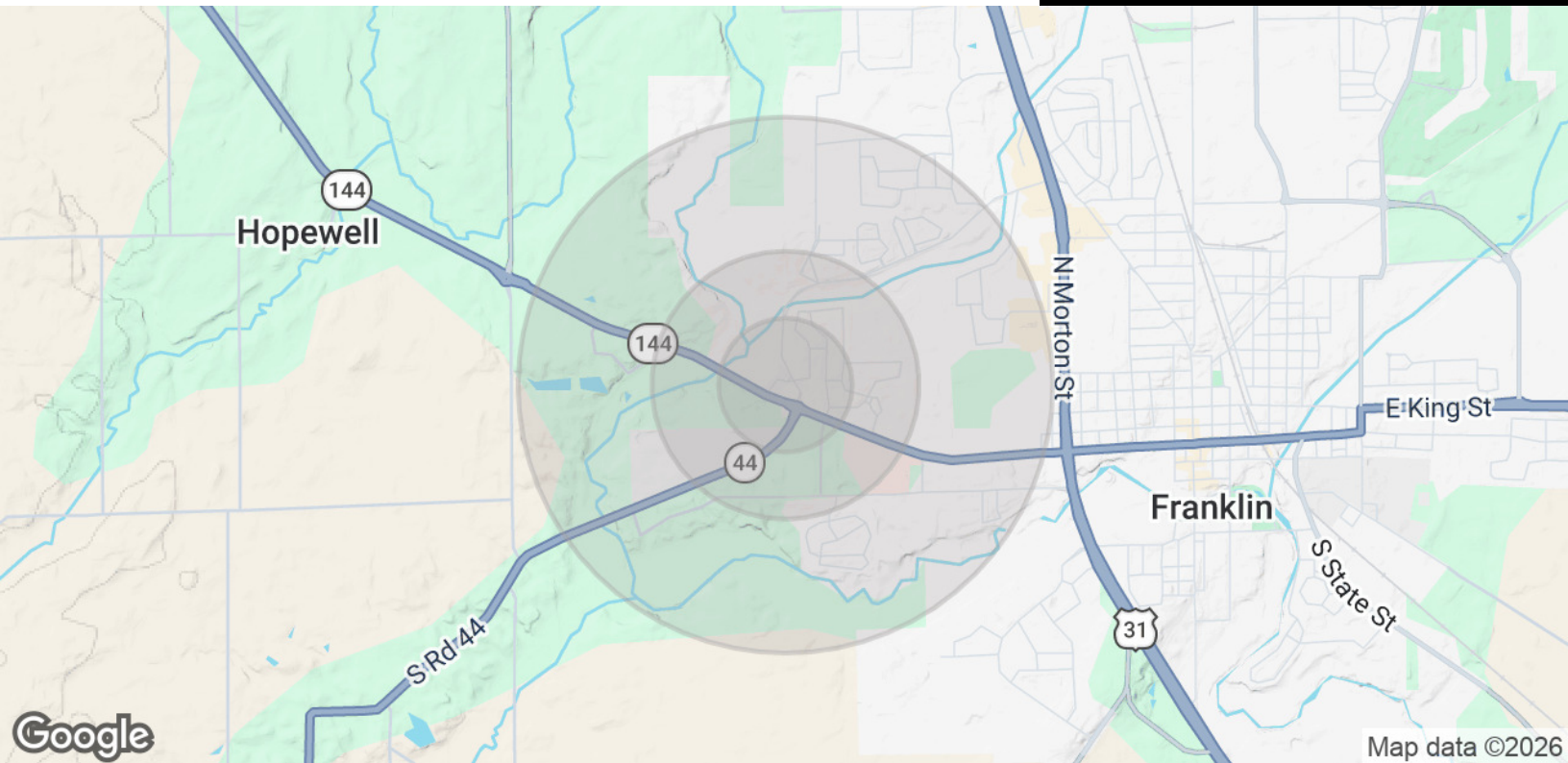
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	354	1,303	5,455
Average Age	44.8	41.1	38.6
Average Age (Male)	42.0	40.3	38.7
Average Age (Female)	46.5	40.1	36.0
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	139	480	1,935
# of Persons per HH	2.5	2.7	2.8
Average HH Income	\$84,779	\$92,547	\$100,265
Average House Value	\$188,324	\$197,091	\$214,545

2023 American Community Survey (ACS)

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